038.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	631,700 / 631,700
					USE VALUE:	631,700 / 631,700
					ASSESSED:	631,700 / 631,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		UNIVERSITY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LE HEGARET PHILIPPE & JENNIFER
Owner 2:	
Owner 3:	
Street 1:	7 UNIVERSITY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DRISCOLL BERNARD N JR-ETAL -
Owner 2:	DRISCOLL ELAINE R -
Street 1:	7 UNIVERSITY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,480 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6480.000	238,500		393,200	631,700
Total Card	0.149	238,500		393,200	631,700
Total Parcel	0.149	238,500		393,200	631,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.77 | /Parcel: 461.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 25476

GIS Ref

GIS Ref

Insp Date 10/31/18

!3168!

PREVIOUS ASSESSMENT

Parcel ID 038.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	238,500	0	6,480.	393,200	631,700	631,700	Year End Roll	12/18/2019
2019	101	FV	202,700	0	6,480.	356,400	559,100	559,100	Year End Roll	1/3/2019
2018	101	FV	202,700	0	6,480.	337,900	540,600	540,600	Year End Roll	12/20/2017
2017	101	FV	202,700	0	6,480.	294,900	497,600	497,600	Year End Roll	1/3/2017
2016	101	FV	202,700	0	6,480.	251,900	454,600	454,600	Year End	1/4/2016
2015	101	FV	189,400	0	6,480.	233,500	422,900	422,900	Year End Roll	12/11/2014
2014	101	FV	189,400	0	6,480.	193,500	382,900	382,900	Year End Roll	12/16/2013
2013	101	FV	189,400	0	6,480.	184,300	373,700	373,700		12/13/2012

PRINT

Date	Time
12/10/20	18:28:52

LAST REV

Date	Time
09/09/19	14:48:08
apro	
3168	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRISCOLL BERNAR	54196-424		1/25/2010		415,000	No	No		
	13078-200		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	25476
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2012	1212		1,788	C				
12/14/2010	2408	New Wind	16,850					REPL 3 BMT WINDOWS
5/11/2010	416	New Wind	11,357					
9/27/2002	806	Redo Bat	5,000	O		G4	GR FY04	

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	Meas/Inspect	HS	Hanne S
4/16/2013	Info Fm Prmt	EMK	Ellen K
5/12/2009	Measured	189	PATRIOT
3/3/2000	Mailer Sent		
2/28/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	64.	0.95	3									393,217						393,200	

Total AC/HA: 0.14876 | Total SF/SM: 6480 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 393,217 | Spl Credit | Total: 393,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	15 - Carpet		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.97617966
Adj $ / SQ:	138.373
Other Features:	60981
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	292943
Depreciation:	54487
Depreciated Total:	238456

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

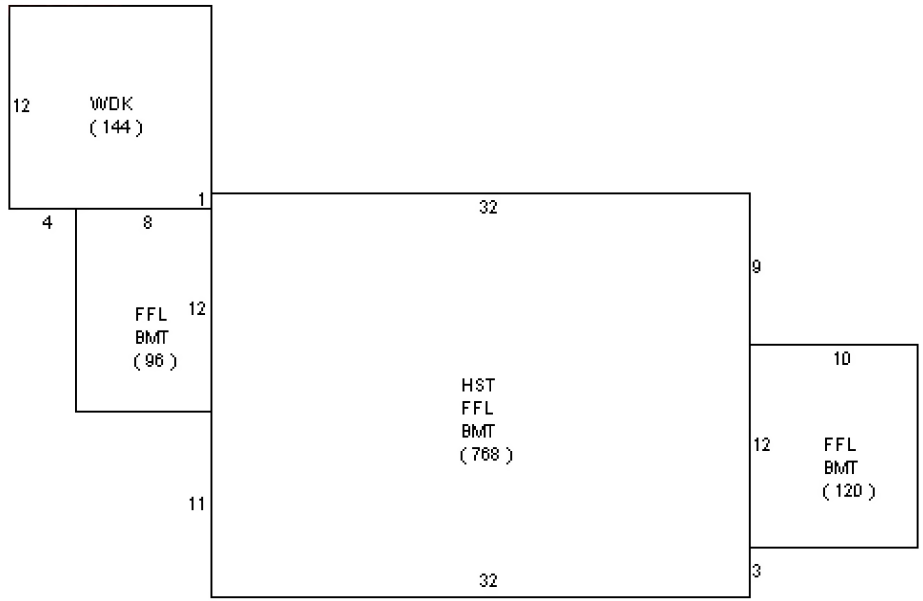
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	138.37
Special Features:	0	Val/Su Net:	95.55
Final Total:	238500	Val/Su SzAd	174.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	984	41.510	40,848
FFL	First Floor	984	138.370	136,159
HST	Half Story	384	138.370	53,135
WDK	Deck	144	12.640	1,820
	Net Sketched Area:	2,496	Total:	231,962
Size Ad	1368	Gross Are	2880	FinArea 1368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 038.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	GD	1999	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	